

Tenancy Agreement

77 Green Road, Stratton St. Margaret

HIGHWORTH RURAL DISTRICT COUNCIL,

FORM. 6.
Housing Department,
Council Offices,
Bath Road,
Swindon, Wilts.

Date... *29th July 1951*

Dear Sir,

Re: HOUSING TENANCIES.

I have to inform you that No. *44 Green Rd*
Stratton is now ready for
occupation. The tenancy will commence as from *29th July 1951*

I enclose herewith, one front door key, together
with a fuel registration form, which should be
completed and returned to the address stated.

Your rent card ~~is enclosed~~ will be forwarded
at a later date.

Yours faithfully,

A. Underwood.

Housing Officer.

H. Lott.
81. Kingsdown Rd.

HIGHWORTH RURAL DISTRICT COUNCIL.

HOUSING ESTATES.

CONDITIONS OF TENANCY.

Dwelling House and Garden known as *44 Green Rd*
Stratta Weekly Rent
(exclusive of Rates and Water Charges).

- 1) The tenant on taking possession will be supplied with the keys to the premises. The tenant shall replace any keys lost or damaged during tenancy. The tenant shall not underlet, assign or part with possession of the premises, or any part thereof, and shall not take in lodgers without the previous consent in writing of the Council. The tenant shall inform the Council's Agent when visitors are making a longer stay than fifteen days. The rent will be payable weekly.
- 2) The tenant shall use the premises as a private house only, and shall not sell, or permit the sale therein, of any article for trading purposes.
- 3) The tenant shall keep the house in clean and proper condition, and the garden (front and back) in good condition and properly cultivated.
- 4) The tenant shall keep all fences in good order and be responsible for any damage done thereto.
- 5) The Council shall be at liberty, by their Agents or workmen, to enter and inspect the state of repair of the premises at all reasonable hours of the day, and to execute any repairs therein.
- 6) The tenancy shall be determined by the Council or the tenant giving one week's notice in writing, such notice to expire and possession to be given on a Saturday.
- 7) The tenant is to give immediate notice of any stoppage to drains. The placing in the water closet of rags, cotton, bottles, or anything likely to choke it, or the drain leading therefrom, is strictly prohibited. In case of breach of this condition, the expense of clearing the W.C. or drain will be charged to the tenant.
- 8) The tenant to have all chimneys in use swept at least twice in every twelve months.
- 9) No animals (other than a dog or cat) fowls or pigeons are to be kept on the premises without the consent in writing of the Council.
- 10) No fowl pens, sheds, wooden huts or other buildings, structures, or fences may be erected on the premises, except such as shall first be approved in writing by the Council.
- 11) The tenant shall not cause any nuisance or annoyance to other neighbouring tenants of the Local Authority.

12. The tenant shall, in addition to the rent, pay the rates and water charges in respect of the premises, by weekly payments, and the Council will so far as they lawfully can, but not further or otherwise, accept payments of the said rates and charges by such weekly payments as aforesaid, or by such greater or less weekly payments as may from time to time be appropriate, provided always, that if at any time the tenant shall fail to make prompt payment of each weekly instalment of such rates and charges, the Council shall be at liberty forthwith to avail themselves of all such rights and remedies for the recovery of the full amount of such rates and charges, then due and owing as they would have been entitled to avail themselves of if these .

13. The tenant shall not erect or exhibit any Trade name, plate or sign, showcard poster or advertisement without the consent of the Council in writing.

14. The tenant shall repay the Council the cost of replacing broken windows or repairing any damage to the premises other than that arising from ordinary fair wear and tear.

15. The tenant shall be responsible for renewing fuses, electric light lamps and shades also gas mantles and shades.

16. The tenant shall not place oilcloth or linoleum on the ground floors without written consent from the Council.

17. The tenant shall not paper or paint the walls or woodwork of the premises without written consent of the Council

18. The tenant shall not allow the water in the boilers situated behind the open fire to boil continually, as this will cause a deposit of chalk to form on the inside, resulting in a reduced capacity and an inefficient system of hot water (See notes on care and maintenance)

19. The tenant shall put a little lubricant oil on all hinges and moveable fittings of windows, doors and gates to prevent rusting.

20. The tenant shall be responsible for emptying the cesspool if placed in the garden.

21. The tenant shall take all reasonable precautions to protect the hot and cold water pipes and fittings, also the water closet pans against frost, either by wrapping the pipes and covering the fittings etc. or draining the water out of the pipes etc.

22. The tenant shall treat the walls of the Airey Type Houses with special care, as they are lined on the inside with hardboard and whilst very durable, will not withstand rough treatment. Nails must not be driven into the walls. (See notes on care and maintenance)

THE TENANT IS LIABLE TO RECEIVE NOTICE TO QUIT WHERE THERE IS NON COMPLIANCE WITH THE CONDITIONS OF TENANCY.

I accept the tenancy of the house referred to in accordance with the above conditions.

Signature.....

Date

